



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

PUBLIC AGENCY/: Town of Apple Valley
LEAD AGENCY 14955 Dale Evans Parkway
Apple Valley, CA 92307

LEAD AGENCY: Town of Apple Valley, CA

CONTACT PERSON: Rick Hirsch, Contract Planner

PROJECT TITLE: SPR 2023-006, Cordova Business Center Development Project

PROJECT LOCATION: Southwest corner of Cordova and Central Roads, Town of Apple Valley, County of San Bernardino, CA (APN 0463-491-09-0000)

PROJECT DESCRIPTION: A request for approval of Site Plan Review No. 2023-006 for the Cordova Business Center development project, to construct a 504,508 square foot industrial warehousing and distribution center on one parcel consisting of approximately 30 acres located within the North Apple Valley Industrial Specific Plan area.

The Project would include construction of one industrial/warehouse building and associated improvements on approximately 30 acres of vacant land APN Map 0463-491-0000) (see Figure 4, Site Plan). The Surveyed area is approximately 29.79 acres. The surveyed acreage was used for technical studies' analyses. The Building Area¹ as defined under the Development Code is proposed at approximately 494,000 square feet with lot coverage at 38.07% and a Building Height of 55'-9". The Project is within the Maximum Allowable Building Height which is at 100 feet. The Building will be concrete tilt-up construction and includes 10,508 square feet of mezzanine office area for a total building square footage of 504,508 square feet. The building includes a total of 21,016 square feet of executive and operational offices, designed for dock loading three outdoor employee eating areas totaling 5,307 square feet, 181,836 square feet of landscaping, loading docks, trailer truck and vehicle parking, accessible parking, electric vehicle parking, clean air/vanpool/carpool parking and long and short term bicycle parking. Total parking provided is 528 stalls.

FINDINGS / DETERMINATION: A Subsequent Initial Study was completed in accordance with the Lead Agency's Guidelines for Implementing the California Environmental Quality Act (CEQA). The Subsequent Initial Study was undertaken for the purpose of deciding whether the project may have a significant adverse effect on the environment. Based on the Subsequent Initial Study, the Lead Agency concluded that the project will not have a significant effect on the environment with mitigation measures incorporated and has therefore prepared a Draft Mitigated Negative Declaration. The Subsequent Initial Study was prepared and tiered from the Town of Apple Valley 2009 Comprehensive General Plan Environmental Impact Report and reflects the independent judgment of the Town as Lead Agency. A 30-day public review period for the Draft Mitigated

¹ REFERENCE: *Town of Apple Valley Municipal Coded TITLE 9 – DEVELOPMENT CODE, Chapter 9.08 Definitions, Building Area, Building Coverage*



Negative Declaration commenced at 8:00 a.m. on October 16, 2024 and ended at 5:00 p.m. on November 18, 2024. During this time period, all interested individuals and responsible public and trustee agencies were encouraged to submit written comments regarding the document. All written comments must be received at the above address within the public review period. In addition, comments may be emailed to: rhirsch@interwestgrp.com or to planning@applevalley.org.

Copies of the Final Subsequent Initial Study, Final Mitigated Negative Declaration, and all referenced documents are on file and available for public review at the Town Hall office located at: 14955 Dale Evans Parkway, Apple Valley, CA 92307. The Town Hall is open Monday through Thursday between 7:30 a.m. and 5:30 p.m., and alternating Fridays between 7:30 a.m. and 4:30 p.m. (closed every other Friday).

The documents are also available for viewing and download on the City's Environmental document web page at: <https://www.applevalley.org/services/planning-division/environmental>.

PUBLIC NOTIFICATION PERIOD: A 10-day public review period for the Final Mitigated Negative Declaration will commence at 8:00 a.m. on December 20, 2024 and ended at 5:00 p.m. on December 29, 2024. During this time period, all interested individuals and responsible public and trustee agencies were encouraged to submit written comments regarding the document. All written comments must be received at the above address within the public review period. In addition, comments may be emailed to: rhirsch@interwestgrp.com or to planning@applevalley.org.



Figure 1: Citywide Map Project Location

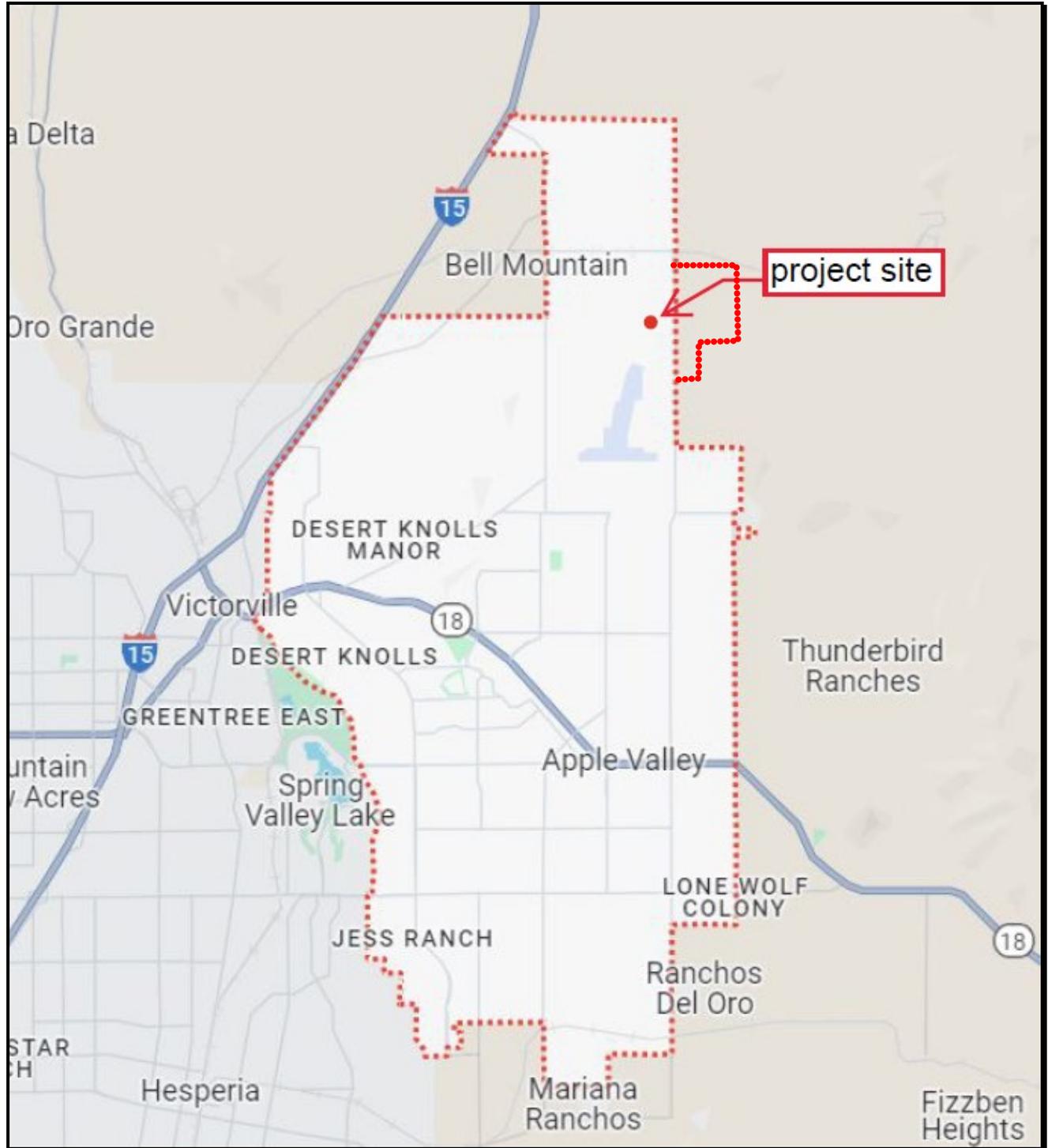




Figure 2: Project Site Location

